185.A	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,400 / 696,400
					USE VALUE:	696,400 / 696,400
					ASSESSED:	696,400 / 696,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOSHI LALIT M
Owner 2:	SRIDHAR MANA
Owner 3:	
Street 1:	292 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUSTEED HARRY W -
Owner 2:	-
Street 1:	292 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,250 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7250.000	249,200	900	446,300	696,400
Total Card	0.166	249,200	900	446,300	696,400
Total Parcel	0.166	249,200	900	446,300	696,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.10 | /Parcel: 473.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	131583
GIS Ref	
GIS Ref	
Insp Date	05/29/18

!14411!

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,200	900	7,250.	446,300	696,400	696,400	Year End Roll	12/18/2019
2019	101	FV	252,600	900	7,250.	446,300	699,800	699,800	Year End Roll	1/3/2019
2018	101	FV	249,400	0	7,250.	376,100	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	249,400	0	7,250.	344,300	593,700	593,700	Year End Roll	1/3/2017
2016	101	FV	249,400	0	7,250.	293,300	542,700	542,700	Year End	1/4/2016
2015	101	FV	206,700	0	7,250.	255,000	461,700	461,700	Year End Roll	12/11/2014
2014	101	FV	206,700	0	7,250.	235,900	442,600	442,600	Year End Roll	12/16/2013
2013	101	FV	206,700	0	7,250.	224,400	431,100	431,100		12/13/2012

PRINT

Date	Time
12/11/20	04:16:05

LAST REV

Date	Time
06/26/18	15:14:08
apro	
14411	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUSTEED HARRY W	1341-24		7/20/2007		450,000	No	No		
AMBROGNE JOHN R	1328-108		10/30/2006		350,000	No	No		
AMBROGNE JOHN R	1237-171		10/29/2001	Family	100	No	No		
AMBROGNE JOHN R	1108-187		3/31/1993			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2006	1040	Redo Kit	6,500					re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Meas/Inspect	BS	Barbara S
3/7/2009	Inspected	197	PATRIOT
12/10/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
2/4/2007	MLS	MM	Mary M
1/29/2007	Permit Visit	BR	B Rossignol
10/27/2000	Hearing Chag	189	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7250		Sq. Ft.	Site		0	70.	0.88	7									446,250						446,300	

Total AC/HA: 0.16644 | Total SF/SM: 7250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,250 | Spl Credit | Total: 446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306124
Depreciation:	56939
Depreciated Total:	249185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

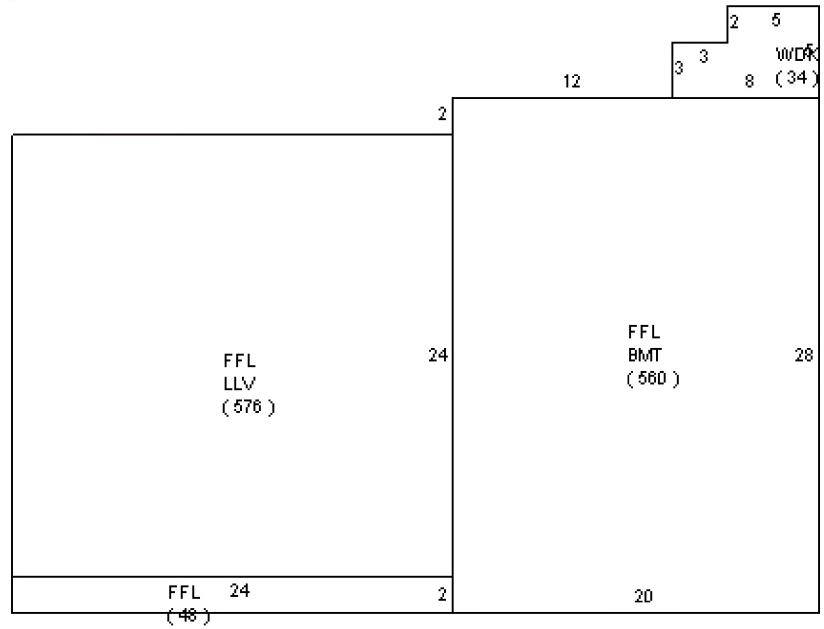
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	128.240	151,833
LLV	Lower Level	576	79.350	45,704
BMT	Basement	560	38.470	21,544
WDK	Deck	34	16.000	544

Net Sketched Area:	2,354	Total:	219,625
Size Ad	1184	Gross Are	2354	FinArea	1472
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	105.86
Final Total:	249200	Val/Su SzAd	210.47

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13x21	A	AV	2006	3.62	T	10.4	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900